

92252

TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE

Reference is made to that Trust Deed wherein Tanya D. King, Conservator of the estate of James King as to an undivided 70% and Tanya D. King, Conservator of the estate of Dawn King as to an undivided 30% is Grantor;

Bend Title Company, is Trustee; and
Denene M. Irton, is Beneficiary,
recorded in Official/Microfilm Records, Vol. M94, Page 9132, Klamath County, Oregon,
covering the following-described real property in Klamath County, Oregon:

A parcel of land situate in the NW 1/4 of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:
Beginning at the point of an iron stake 857.6 feet East of the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, Southerly 1645 feet on the West side of Highway 97 to the point of beginning; thence Southerly along said Highway 97, 335 feet 8 inches to a point; thence North 366 feet to a point; thence Easterly 183 feet 7 inches to the point of beginning at right angles with Highway 97, all in said Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Except that portion as described in a certain deed between Clifford W. Schmidt and Mary M. Schmidt, Grantors, to Walter G. Schmidt and Clara A. Schmidt, Grantees, dated November 30, 1966, and recorded January 9, 1967, in Volume M67, at page 176, Deed Records of Klamath County, Oregon.

No action is pending to recover any part of the debt secured by the trust deed.

The obligation secured by the trust deed is in default because the grantor has failed to pay the following: failure to make the payment due on November 29, 1994, in the amount of \$264.98; failure to pay the real property taxes due on 11/15/94 in the amount of \$498.26 + interest.

The sum owing on the obligation secured by the trust deed is: \$16,077.88 + interest.

plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by beneficiary pursuant to the terms of said trust deed.

Beneficiary has and does elect to sell the property to satisfy the obligation pursuant to ORS 86.705 to 86.795.

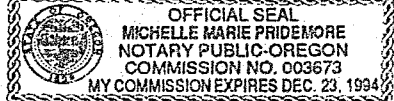
The property will be sold as provided by law on April 24, 19 95, at 10:00 o'clock A.m. based on standard of time established by ORS 187.110 at 540 Main St., #301, Klamath County, Oregon.

Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this Notice, at any time prior to five days before the date last set for sale.

Dated: December 8, 19 94. William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath ss
The foregoing was acknowledged before me on December 8, 19 94 by William L. Sisemore

Michelle Marie Pridemore Notary Public for Oregon — My Commission Expires: December 23, 19 94

Certified to be a true copy:  _____ Attorney for Trustee

STATE OF OREGON, County of Klamath ss
Filed for record on December 8th, 19 94 at 4:00 o'clock P.m.
and recorded in M94 page 37403 of mortgages.

Evelyn Biehn, Klamath County Clerk by Dorlene Muelendade, Deputy

After recording return to:
WILLIAM L. SISEMORE Fee \$10.00
Attorney at Law
540 Main Street
Klamath Falls, OR 97601

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